United States Bankruptcy Court
Middle District of Florida

In re:
Ulrich Felix Anton Engler
Debtor

Case No. 08-04360-MGW
Chapter 7

CERTIFICATE OF NOTICE

District/off: 113A-9 User: djohnson Page 1 of 2 Date Rcvd: Mar 08, 2012
Form ID: pdfdoc Total Noticed: 9

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2012.

db +Ulrich Felix Anton Engler, Private Commercial Office, Inc.(08-4365), PCO Client Management, Inc (Non-Debtor), (Substantively Consolidated), 1217 Cape Coral Parkway, Apt. 121, Cape Coral, FL 33904-9604
+District Counsel, Internal Revenue Service, 51 S.W. First Avenue, Room 1114, Miami, FL 33130-1623
+Lee County Investment Group, LLC, 16201 Crown Arbor Way, Fort Myers, FL 33908-5655
+Michael J. Kearns, Dept. of Justice, Tax, Division, P.O. Box 14198, Washington, DC 20044-4198
+United States Attorney General, U.S. Dept. of Justice, Tax Division, Ben Franklin Station, P.O. Box 14198, Washington, DC 20044-4198
+United States Attorney's Office, ATTN: Civil Process Clerk, 400 North Tampa Street, Suite 3200, Tampa, FL 33602-4774
21518814 +IRS, Insolvency Unit/Special Procedures, Post Office Box 17167, Stop 5760, Plantation, FL 33318-7167
21518812 +Internal Revenue Service Atlanta Service Center, P. O. Box 47-421, Doraville, GA 30362-0421

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
19548090 E-mail/Text: cio.bncmail@irs.gov Mar 09 2012 02:04:54 Internal Revenue Service, Attn Chief Insolvency, PO Box 21126, Philadelphia PA 19114

TOTAL: 1

***** BYPASSED RECIPIENTS *****
NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 10, 2012 **Signature:** Joseph Speetjens

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2012 at the address(es) listed below:

Alexandra D Blye on behalf of Plaintiff Robert E. Tardif, Jr., as Trustee for the Chapter 7 Bankruptcy Estates of Ulrich Felix Anton Engler and Private Commercial Office, Inc. ablye@gjb-law.com, chopkins@gjb-law.com;vlambdin@gjb-law.com
C Stephen Allen on behalf of Defendant Mississippi Realty Trust csapa1@msn.com
Charles G Geitner on behalf of Defendant SAI Fort Myers M, LLC cgeitner@hinshawlaw.com, zharrington@hinshawlaw.com,tbelichki@hinshawlaw.com
Cory J Person on behalf of Defendant St. John the Evangelist Catholic Church cperson@butlerpappas.com
Darrin R Schutt on behalf of Defendant Dr. Kapaun Grundstuecksgemeinschaft darrin.schutt@schuttlaw.com
David A Samole on behalf of Spec. Counsel Thomas Ronzetti das@kttlaw.com, mc@kttlaw.com;ycc@kttlaw.com
David C Cimo on behalf of Plaintiff Robert Tardif , gjbecf@gjb-law.com
David T Lupo on behalf of Defendant Reiner Straub dlupo@cohenlaw.com, bwisher@cohenlaw.com
Douglas B Szabo on behalf of Creditor Diamond District, LLC douglas.szabo@henlaw.com, maria.figueroa@henlaw.com
Elliot D Schuler on behalf of Creditor Markus Hermanek elliot.d.schuler@bakernet.com
Heather L Ries on behalf of Interested Party Wells Fargo Bank, N.A. hries@foxrothschild.com, kbaker@foxrothschild.com
Helge Naber on behalf of Creditor Renate ZINK helge.naber@naberpc.com, dawn.mcgee@naberpc.com
Jeffrey P Bast on behalf of Defendant Fort Myers Lincoln Mercury, Inc. jbast@bastamron.com, jdepina@bastamron.com;jeder@bastamron.com;dquick@bastamron.com
John L. Urban on behalf of Creditor Congro Finanz AG urban@urbanthier.com, bryan@urbanthier.com;abosi@urbanthier.com;deliz@urbanthier.com;menichiello@urbanthier.com
John L. Urban, Attorney for Trustee on behalf of Creditor Congro Finanz AG urban@urbanthier.com, bryan@urbanthier.com;abosi@urbanthier.com;deliz@urbanthier.com;menichiello@urbanthier.com
Joseph G Foster on behalf of Defendant Habitat For Humanity of Collier County, Inc. jfoster@porterwright.com, smueller@porterwright.com;jpacheco@porterwright.com
Mariaelena Gayo-Guitian on behalf of Plaintiff Robert Tardif mguitian@gjb-law.com, chopkins@gjb-law.com;ktoland@gjb-law.com;ablye@gjb-law.com
Mark David Schellhase on behalf of Interested Party SunTrust Bank mark.schellhase@gray-robinson.com, fiona.johnson@gray-robinson.com
Norman L Schroeder on behalf of Creditor ALVION AG nschroeder@nlsbankruptcy.com, DFinegold@nlsbankruptcy.com
Paul Anthony Giordano on behalf of Creditor Autoquest of Southwest Florida, Inc. pgiordano@fowlerwhite.com, carla.solazzo@fowlerwhite.com;rita.cole@fowlerwhite.com
Peter H Levitt on behalf of Creditor JPMorgan Chase Bank, N.A. plevitt@shutts-law.com
Robert E Tardif rtardif@comcast.net, graceheidkamp@gmail.com;blkenney2@comcast.net;rtardif@ecf.epiqsystems.com
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Robert F Elgidely on behalf of Accountant Soneet Kapila relgidely@gjb-law.com, sanderson@gjb-law.com;vlambdin@gjb-law.com;chopkins@gjb-law.com;ablye@gjb-law.com
Robert F Elgidely, Attorney for Trustee on behalf of Accountant Soneet Kapila relgidely@gjb-law.com, sanderson@gjb-law.com;vlambdin@gjb-law.com;chopkins@gjb-law.com;ablye@gjb-law.com
Roberta A Colton on behalf of Attorney Ronald Neiwirth racolton@trenam.com, dhayes2@trenam.com;jfollman@trenam.com
Ronald G Neiwirth on behalf of Petitioning Creditor Anneliese Schmitt rgn@fowler-white.com, mlf@fowler-white.com
Seth P. Traub on behalf of Creditor FIDELITY NATIONAL FINANCIAL, INC. straub@slk-law.com
Stacey F Soloff on behalf of Interested Party Bayview Loan Servicing, LLC stacey@tabasfreedman.com, francis@tabasfreedman.com;pbecerra@tabasfreedman.com
Steven M Berman on behalf of Creditor FIDELITY NATIONAL FINANCIAL, INC. sberman@slk-law.com
United States Trustee - FTM7 USTPRegion21.TP.ECF@USDOJ.GOV
William Lazenby on behalf of Defendant Monex Deposit Company, L.P. wlazenby@eandflaw.com, aboucher@eandflaw.com
Zachary A. Harrington on behalf of Defendant SAI Fort Myers M, LLC zharrington@hinshawlaw.com

TOTAL: 33

IN THE UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA, FORT MYERS DIVISION

In Re:

ULRICH FELIX ANTON ENGLER Case No. 9:08-bk-04360-MGW

Debtor.
_____ /

ORDER ON MOTION FOR AUTHORITY TO SELL PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS

THIS CAUSE came before the Court, without a hearing, on the Trustee's Motion for Authority to Sell Property of the Estate Free and Clear of Liens to Lee County Investment Group, LLC, or their designees or assigns (Doc. 785), and the Court having reviewed the record and being otherwise fully advised in the premises, finds that the Motion is well taken. The Court finds that negative notice was given by the Trustee and no objection and/or response has been filed. It is, therefore

ORDERED, ADJUDGED AND DECREED that the Motion is hereby granted. It is further

ORDERED, ADJUDGED AND DECREED that the Trustee is hereby authorized to sell the following described property to Lee County Investment Group, LLC, or their designees or assigns, for the sum of $4,000.00, free and clear of liens: Lots 7 & 8, Block 3626, Unit 49, Cape Coral – 1144 S.W. 3rd Street, Cape Coral, Florida. It is further

ORDERED, ADJUDGED and DECREED that the Trustee is hereby authorized to pay the following from the proceeds of sale:

1.	Jessie Leopard, P.A./ReMax Realty Team/Cooperating Broker, if any)	$	600.00
2.	Other customary closing costs to the Trustee, as Seller, including:		
	a. Title Insurance	$	0.00
	b. Closing & Related Fee	$	150.00
	c. Documentary Stamps	$	28.00
	d. Condo Assessments of approximately	$	0.00
	e. Reasonable and customary closing costs not to exceed	$	100.00
	f. Prorated taxes, back taxes, assessments of approximately	$	275.00

and it is further

ORDERED, ADJUDGED and DECREED that the purported liens or interests of any purported claimants and/or lienors shall be transferred to and shall have the same priority, if any, to the proceeds of the sale.

DONE and ORDERED at Tampa, Florida on March 08, 2012.

MGWilliamson

MICHAEL G. WILLIAMSON
United States Bankruptcy Judge

cc: Robert E. Tardif Jr., Trustee, Post Office Box 2140, Fort Myers, FL 33902
Assistant United States Trustee, 501 E. Polk Street, Suite 1200, Tampa, FL 33602
Ulrich Felix Anton Engler and Private Commercial Office Inc, 1217 Cape Coral Parkway # 121, Cape Coral, FL 33904
Lee County Investment Group, LLC, 16201 Crown Arbor Way, Fort Myers, FL 33908
Internal Revenue Service, Insolvency Unit/Special Procedures, P.O. Box 17167, Stop 5760, Plantation, FL 33318
United States Attorney General, U.S. Dept. of Justice, Tax Division, Ben Franklin Station, P.O. Box 14198, Washington, DC 20044
District Counsel, Internal Revenue Service, 51 S.W. First Avenue, Room 1114, Miami, FL 33130
United States Attorney's Office, ATTN: Civil Process Clerk, 400 North Tampa Street, Suite 3200, Tampa, FL 33602
Michael J. Kearns, Dept. of Justice, Tax, Division, P.O. Box 14198, Washington, DC 20044
Internal Revenue Service, Atlanta Service Center, P.O. Box 47-421, Doraville, GA 30362
All parties registered on the Court's CM/ECF System